

In Re:	Case No.:	18-19033
Jesus V. Parado Jr.,	Chapter:	13
Debtor	Judge:	Christine M. Gravelle

NOTICE OF PROPOSED PRIVATE SALE

Candyce Smith-Sklar, Esq., attorney for Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:

CLERK UNITED STATES BANKRUPTCY COURT
CLARKSON S. FISHER FED. COURTHOUSE
402 E. STATE STREET, ROOM 3
TRENTON, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle, Judge on April 20, 2022 at 9 a.m. at the United States Bankruptcy Court, courtroom no. 3, 402 E. State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold:

31 State Park Drive, Titusville, NJ 08560

Proposed Purchaser: Denise Blunda
c/o Rosalind Westlake, Esq, LLC
243 North Union Street, STE 202
TRENTON, NJ 08608

Sale price:

\$345,000 (Three Hundred and Forty-Five Thousand Dollars)

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:	Sklar Smith-Sklar, Esq.	Diana S. Bartosik
Amount to be paid:	\$950.00	6% Commission due Listing Agent/Buyer's Agent
Services rendered:	Review contract, prepare addendum to Contract of Sale obtained payoffs, research liens to determine if satisfied and document preparation for closing.	List property, secure Buyer Prepare documents, close title

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Candyce Smith-Sklar, Esq., c/o Law Offices of Sklar Smith-Sklar, LLC

Address: 1901 N. Olden Avenue, Suite 22, Ewing, NJ 08618

Telephone No.: (609) 882-9800 Fax: (609) 538-1399 email: mail@njpalaw.com

In re:
Jesus V Parado, Jr.
Debtor

Case No. 18-19033-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Mar 24, 2022

User: admin
Form ID: pdf905

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Total Noticed: 79

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 26, 2022:

Recip ID	Recipient Name and Address
db	+ Jesus V Parado, Jr., 31 State Park Drive, Titusville, NJ 08560-1109
cr	+ ARVEST CENTRAL MORTGAGE COMPANY, Phelan Hallinan & Schmieg, PC, 400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054-3437
cr	+ CENTRAL MORTGAGE COMPANY, Phelan Hallinan & Schmieg, PC, 400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054-3437
r	Diana Bartosik, Weidel Real Estate-Pennington, Two Route 1 South, Pennington, NJ 08534
517589358	+ ARVEST CENTRAL MORTGAGE COMPANY, ARVEST CENTRAL MORTGAGE COMPANY, 801 JOHN BARROW RD #1, LITTLE ROCK AR 72205-6511
517495613	+ Ark Law Group, PLLC, 227 Bellevue Way NE, Ste 980, Bellevue, WA 98004-5721
517495614	+ Arvest Central Mortgage, 801 John Barrow Rd Ste 1, Little Rock, AR 72205-6511
517495615	+ Bank Of America, Nc4-105-03-14, Po Box 26012, Greensboro, NC 27420-6012
517636497	+ Capital Health Medical Center, Att: CCCB, POB 1750, Whitehouse Sta, NJ 08889-1750
517495620	+ Capital One/Neiman Marcus/Bergdorf Goodm, Po Box 729080, Dallas, TX 75372-9080
517495621	+ Capitalhealth, Attn: Patient Accounts, One Capital Way, Pennington, NJ 08534-2520
517905549	+ Cornerstone Education Loan Svcs., POB 145123, Salt Lake City, UT 84114-5123
517495627	+ Cornerstone/AES, Attn: Bankruptcy, Po Box 2461, Harrisburg, PA 17105-2461
517495632	Empire Blue Cross BlueShield, c/o Medical Fitness PC, New York, NY 10017
517495633	+ Empire Blue Cross Shield, PO Box 1407, New York, NY 10008-1407
517495635	+ Global Client Solutions LLC, 4343 S 118th East Avenue, Suite 220, Tulsa, OK 74146-4400
517495637	+ Laboratory Corporation of America Holdin, PO Box 2240, Burlington, NC 27216-2240
517633872	+ Nordstrom, Inc., Jefferson Capital Systems LLC Assignee, Po Box 7999, Saint Cloud Mn 56302-7999
517495642	PSE&G, P.O. Box 14444, New Brunswick, NJ 08906-4444
517495640	+ Phelan Hallinan Diamond & Jones, PC, 400 Fellowship Road, Suite 100, Mount Laurel, NJ 08054-3437
517495643	+ Quest Diagnostics, PO Box 740775, Cincinnati, OH 45274-0775
517495644	+ Receivable Management, 240 Emery St, Bethlehem, PA 18015-1980
517495657	+ Target, C/O Financial & Retail Svcs, Mailstopn BT POB 9475, Minneapolis, MN 55440-9475
517495658	+ Tdres/tourneau, 1000 Macarthur Bv, Mahwah, NJ 07430-2035
517495659	+ United Nations F C U, 2401 44th Rd Fl 5, Long Island City, NY 11101-4605
517495663	+ Wells Fargo Bank, Po Box 10438, Macf8235-02f, Des Moines, IA 50306-0438
517495664	+ Wells Fargo Bank, 420 Montgomery, San Francisco, CA 94104-1298
517595839	Wells Fargo Bank, N.A., Wells Fargo Card Services, PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
517589045	Wells Fargo Bank, N.A., Wells Fargo Education Financial Services, PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
517495626	+ citizens financial Group Inc, PO Box 2360., Omaha, NE 68103-2360

TOTAL: 30

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Mar 24 2022 20:44:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Mar 24 2022 20:44:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
517495610	+ Email/Text: bkrpt@retrievalmasters.com	Mar 24 2022 20:44:00	AMCA, PO Box 1235, Elmsford, NY 10523-0935

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Date Rcvd: Mar 24, 2022

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517589358	+ Email/Text: cmcbankruptcygroup@arvest.com	Mar 24 2022 20:38:00	ARVEST CENTRAL MORTGAGE COMPANY, ARVEST CENTRAL MORTGAGE COMPANY, 801 JOHN BARROW RD #1, LITTLE ROCK AR 72205-6511
517517366	Email/Text: ally@ebn.phinsolutions.com	Mar 24 2022 20:38:00	Ally Capital, PO Box 130424, Roseville MN 55113-0004
517495609	+ Email/Text: ally@ebn.phinsolutions.com	Mar 24 2022 20:38:00	Ally Financial, Attn: Bankruptcy, Po Box 380901, Bloomington, MN 55438-0901
517495611	+ Email/PDF: bncnotices@becket-lee.com	Mar 24 2022 20:42:07	American Express, PO Box 981535, El Paso, TX 79998-1535
517562391	Email/PDF: bncnotices@becket-lee.com	Mar 24 2022 20:42:29	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
517495612	+ Email/PDF: bncnotices@becket-lee.com	Mar 24 2022 20:42:15	Amex, Correspondence, Po Box 981540, El Paso, TX 79998-1540
517495614	+ Email/Text: cmcbankruptcygroup@arvest.com	Mar 24 2022 20:38:00	Arvest Central Mortgage, 801 John Barrow Rd Ste 1, Little Rock, AR 72205-6511
517495616	+ Email/Text: GenesisFS@ebn.phinsolutions.com	Mar 24 2022 20:44:00	Bankcard Services, PO Box 205458, Dallas, TX 75320-5458
517495618	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Mar 24 2022 20:42:13	Capital One, Attn: General Correspondence/Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
517495617	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Mar 24 2022 20:42:13	Capital One, General Correspondence, Po Box 30285, Salt lake City, UT 84130-0285
517495619	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Mar 24 2022 20:42:21	Capital One/Best Buy, Attn: Correspondence, Po Box 30285, Salt Lake City, UT 84130-0285
517495622	+ Email/Text: bankruptcy@certifiedcollection.com	Mar 24 2022 20:44:00	Certified Credit & Collection Bureau, PO Box 1750, Whitehouse Station, NJ 08889-1750
517495624	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 24 2022 20:52:39	Citibank/Best Buy, Citicorp Credit Srvs/Centralized Bankrup, Po Box 790040, St. Louis, MO 63179-0040
517495625	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 24 2022 20:52:39	Citibank/The Home Depot, Citicorp Cr Srvs/Centralized Bankruptcy, Po Box 790040, St Louis, MO 63179-0040
517495628	+ Email/Text: bankruptcy_notifications@ccsusa.com	Mar 24 2022 20:44:00	Credit Collection Services, 725 Canton Street, Norwood, MA 02062-2679
517495629	+ Email/PDF: creditonebknofications@resurgent.com	Mar 24 2022 20:42:08	Credit One Bank Na, Po Box 98873, Las Vegas, NV 89193-8873
517495661	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 24 2022 21:02:54	Visa Dept Store National Bank/Macy's, Attn: Bankruptcy, Po Box 8053, Mason, OH 45040
517522957	Email/Text: mrdiscen@discover.com	Mar 24 2022 20:38:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
517495630	+ Email/Text: mrdiscen@discover.com	Mar 24 2022 20:38:00	Discover Financial, Po Box 3025, New Albany, OH 43054-3025
517495631	+ Email/Text: g2sogasbnkr@southernco.com	Mar 24 2022 20:38:00	Elizabethtown Gas, PO Box 4569, Atlanta, GA 30302-4569
517495634	+ Email/Text: GenesisFS@ebn.phinsolutions.com	Mar 24 2022 20:44:00	Genesis Bc/celtic Bank, Po Box 4499, Beaverton, OR 97076-4499
517495636	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 24 2022 20:52:47	Home Depot Credit Services, PO Box 790345, Saint Louis, MO 63179-0345
517495623	Email/PDF: ais.chase.ebn@aisinfo.com	Mar 24 2022 20:41:50	Chase Card Services, Attn: Correspondence Dept, Po Box 15298, Wilmington, DE 19850
517634005	Email/PDF: resurgentbknofications@resurgent.com	Mar 24 2022 20:52:38	LVNV Funding, LLC its successors and assigns

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Case Number	Action	From	Date/Time	To
517495639	+ Email/PDF:	Citi.BNC.Correspondence@citi.com	Mar 24 2022 21:02:54	as, assignee of MHC Receivables, LLC and, FNBM, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
517495638	+ Email/Text:	bnc@nordstrom.com	Mar 24 2022 20:43:39	NTB/CBSD, CitiCards Private Label Centralized Bank, Po Box 790040, Saint Louis, MO 63179-0040
517630762	Email/PDF:	PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 24 2022 20:42:25	Nordstrom FSB, Attn: Bankruptcy Department, Po Box 6555, Englewood, CO 80155-6555
517630791	Email/PDF:	PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 24 2022 20:52:36	Portfolio Recovery Associates, LLC, c/o Care Credit, POB 41067, Norfolk VA 23541
517630793	Email/PDF:	PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 24 2022 20:42:15	Portfolio Recovery Associates, LLC, c/o Neiman Marcus, POB 41067, Norfolk VA 23541
517495641	+ Email/Text:	Triage_Bankruptcy_Notices@progressive.com	Mar 24 2022 20:38:00	Portfolio Recovery Associates, LLC, c/o Synchrony Bank, POB 41067, Norfolk VA 23541
517604915	Email/Text:	bnc-quantum@quantum3group.com	Mar 24 2022 20:44:00	Progressive, PO Box 6807, Cleveland, OH 44101-1807
517495645	+ Email/Text:	Supportservices@receivablesperformance.com	Mar 24 2022 20:44:00	Quantum3 Group LLC as agent for, MOMA Funding LLC, PO Box 788, Kirkland, WA 98083-0788
517495646	+ Email/Text:	Supportservices@receivablesperformance.com	Mar 24 2022 20:44:00	Receiveable Performance Management LLC, 20816 44th Avenue W, Lynnwood, WA 98036-7744
517495648	Email/PDF:	ais.sprint.ebn@aisinfo.com	Mar 24 2022 20:41:51	Receivables Performance Mgmt, Attn: Bankruptcy, Po Box 1548, Lynnwood, WA 98046-1548
517495650	+ Email/PDF:	gecsedi@recoverycorp.com	Mar 24 2022 20:42:14	Sprint, PO Box 4191, Carol Stream, IL 60197
517495649	+ Email/PDF:	gecsedi@recoverycorp.com	Mar 24 2022 20:42:08	Syncb/Lord & Taylor, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
517495651	+ Email/PDF:	gecsedi@recoverycorp.com	Mar 24 2022 20:42:14	Syncb/cheapoair Plcc, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
517512666	+ Email/PDF:	gecsedi@recoverycorp.com	Mar 24 2022 20:41:56	Synchrony Bank, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
517495652	+ Email/PDF:	gecsedi@recoverycorp.com	Mar 24 2022 20:42:14	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
517495653	+ Email/PDF:	gecsedi@recoverycorp.com	Mar 24 2022 20:42:15	Synchrony Bank/Car Care One, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
517495654	+ Email/PDF:	gecsedi@recoverycorp.com	Mar 24 2022 20:41:59	Synchrony Bank/Care Credit, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
517495656	+ Email/PDF:	gecsedi@recoverycorp.com	Mar 24 2022 20:42:14	Synchrony Bank/Gap, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
517495655	+ Email/PDF:	gecsedi@recoverycorp.com	Mar 24 2022 20:42:00	Synchrony Bank/PC Richard, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
517525059	+ Email/PDF:	ebn_ais@aisinfo.com	Mar 24 2022 20:42:16	Synchrony Bank/PayPal Cr, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
517495657	+ Email/Text:	bncmail@w-legal.com	Mar 24 2022 20:44:00	T Mobile/T-Mobile USA Inc, by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
517531757	Email/Text:	collectionsdepartment@unfcu.com	Mar 24 2022 20:38:00	Target, C/O Financial & Retail Srvs, Mailstopn BT POB 9475, Minneapolis, MN 55440-9475
517526437	+ Email/Text:	VWBKNotices@nationalbankruptcy.com	Mar 24 2022 20:38:00	United Nations Federal Credit Union, 24-01 44th Road, Long Island City, New York 11101
				VW Credit Leasing, Ltd, c/o VW Credit, Inc., PO Box 9013, Addison, Texas 75001-9013

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517495660	+ Email/Text: wfmelectronicbankruptcynotifications@verizonwireless.com	Mar 24 2022 20:38:00	Verizon, PO Box 15124, Albany, NY 12212-5124
517495662	+ Email/Text: vci.bkcy@vwcredit.com	Mar 24 2022 20:44:00	Volkswagen Credit, Inc, Po Box 3, Hillsboro, OR 97123-0003

TOTAL: 52

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
lm	*+	Arvest Central Mortgage Company, 801 John Barrow Rd Suite 1, Little Rock, AR 72205-6511
518582963	*+	ARVEST CENTRAL MORTGAGE COMPANY, ARVEST CENTRAL MORTGAGE COMPANY, 801 JOHN BARROW RD #1, LITTLE ROCK AR 72205-6511
517495647	##+	RMS, PO Box 361598, Columbus, OH 43236-1598

TOTAL: 0 Undeliverable, 2 Duplicate, 1 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 26, 2022

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 23, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Candyce Ilene Smith-Sklar	on behalf of Debtor Jesus V Parado Jr. mail@njpalaw.com, r56958@notify.bestcase.com
Craig Scott Keiser	on behalf of Creditor ARVEST CENTRAL MORTGAGE COMPANY craig.keiser@law.njoag.gov
Denise E. Carlon	on behalf of Creditor VW Credit Leasing Ltd dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Rebecca Ann Solarz	on behalf of Creditor VW Credit Leasing Ltd rsolarz@kmlawgroup.com
Steven P. Kelly	on behalf of Creditor ARVEST CENTRAL MORTGAGE COMPANY skelly@sterneisenberg.com bkecf@sterneisenberg.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8